

ADVISORY COMMISSION ON RENTS (ACR)

ACTION MINUTES OF THE MEETING AT 5:47 PM

NOVEMBER 15, 2012

MEMBERS PRESENT: Elaine Coombs Commissioner (Vice Chair)
Michael Fitzgerald Commissioner
Naidu Ashok Commissioner
James Bojorquez Commissioner

STAFF: Aaron Quigley Staff for Councilmember Rose Herrera
Office Staff
Wayne Chen Housing Staff
Jessica Scheiner Housing Staff
Ramo Pinjic Housing Staff

MEMBERS ABSENT: None

GUESTS: Carlos Padilla Property Owner
Guy J. Caputo Legal Aid Society (Fair Housing Attorney)
Alicia Carvajal Legal Aid Society
Martha O'Connell Homeowners Organized to Maintain Equity (HOME)

LOCATION: CITY OF SAN JOSÉ 12TH FLOOR, ROOM T-1254

AGENDA ITEM

(a) Call to Order/Introduction

The meeting was called to order at 5:47 p.m. Commissioners, City staff and guests introduced themselves.

(b) Orders of the Day
None

(c) Announcements

Ramo Pinjic, Housing Department, Rental Rights & Referrals Program (RRRP) staff acknowledged Commissioners Bojorquez and Padilla, and expressed the Housing Department's gratitude for their dedication and service. A plaque was presented to the Commissioners by Pinjic.

(d) Approval of the January 19, 2012 Minutes

Commissioner Bojorquez made a motion to approve the minutes. Commissioner Ashok seconded the motion. The motion passed (4-0).

(e) Action/Discussion Items

- (1) Accept Nominations and Elect two Representatives for a Joint Sub Committee – Housing staff Jessica Scheiner described the role and purpose of the Sub Committee.

Commissioner Ashok made the motion to appoint Commissioner Fitzgerald to the Budget Subcommittee. Commissioner Bojorquez seconded the motion. The motion carried (4:0). Commissioner Coombs made the motion to appoint Commissioner Ashok to the Budget Subcommittee. Commissioner Fitzgerald seconded the motion. The motion carried (4:0).

(f) Staff Reports

- (1) Quarterly Report – Pinjic provided a summary of the staff reports (database, notice to vacate, case log, public outreach reports) for the fourth quarter FY 11/12.

- (2) City Council decision on the consolidation of the ACR, Mobilehome Advisory Commission (MAC), and Housing and Community Development Advisory Commission (HCDAC) – Scheiner said that the City Council voted to consolidate the ACR, MAC, and HCDAC into one Commission. She said that one seat on the Commission would be filled by a landlord representative and one seat by a renter representative. Scheiner stated that the Housing Department will keep the Commission updated on the status of the consolidations.

Martha O'Connell commented that there were excellent reasons to combine the Commissions.

- (3) General Plan 2040 – Wayne Chen, Housing staff, gave a presentation on the City of San José's Envision 2040 Plan. He said that this document provides the vision for the City's future growth and development. He explained that the Housing Department is a part of the process to insure that affordable housing gets included.
- (4) Change of Retreat timing – Scheiner said that ACR usually holds their retreat in the Fall. With the switch of the ACR to the fiscal year, staff planned on holding the retreat in the Spring. However, because of the upcoming consolidation staff does not anticipate holding another ACR retreat.

(g) Guest Presentation

- (1) Tenant Organization Presentation: Top 3 tenant concerns in today's rental market – Caputo introduced himself to the Commission and provided an update on tenant's current concerns. He mentioned that the most prevalent tenant concerns in the rental market today are evictions, rent increases, and health and safety concerns (habitability issues).

- (2) Property Owner Presentation: Top 3 challenges property owners are facing in today's market – Padilla introduced himself to the Commission and provided an update on landlord challenges. Padilla said that the three biggest challenges currently are: 1) theft and vandalism; 2) Bedbugs and other pests; and 3) Carbon monoxide and smoke detectors.
- (3) Rental Housing Database – Deferred

(h) Open Forum

Ms. O'Connell expressed concern that the same people get appointed to the commissions repeatedly and recommended that the Commission members recruit new people.

Councilmember Rose Herrera's staff Aaron Quigley acknowledged the Commissioners' hard work and said that the Councilmember's Office is grateful for their dedication and service.

(j) Adjournment

The meeting was adjourned at 7:23 p.m.